



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
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Coastal Equities Portfolio

Surveyor Certification

Plank Plaza Shopping Center
5963 Plank Road
Baton Rouge, LA
Parish of East Baton Rouge

To: Plank Plaza Investors, LLC, a Louisiana limited liability company, MORGAN STANLEY BANK, N. A., a national banking association and its successors and assigns; First American Title Insurance Company; Coastal Equities; and American National, LLC. This is to certify that this map and plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 10(a), 11a, 13, 16, 17, 18, 19, 20(a) and 21 of Table A thereof.

The field work was completed on March 29, 2015

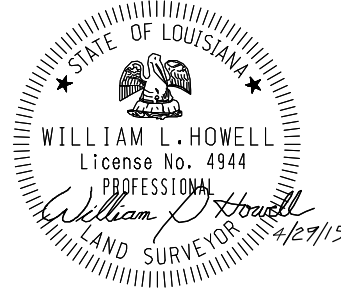
William L Howell

William L Howell, PLS

Land Surveyor Number Louisiana Registration No. 4494
Date of Plat or Map April 13, 2015
Date of last revision: April 29, 2015
Date of this Printing:

Network reference #20150234-10

Survey Prepared By:
Howell Surveying, Inc.
1678 Montgomery Highway, Suite 104
Hoover, AL 35216



Notes Corresponding to Schedule B

The commitment for title insurance issued by First American Title Insurance Company Commitment No. 3020-719817LA10 with an effective date of March 11, 2015 contains the following exceptions which are survey matters:

- ⑨ Utility servitude dated March 1, 1985 and recorded as Original 631, Bundle 9742 of the official records of East Baton Rouge Parish, Louisiana. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)
- ⑩ Parcel 2 is subject to a private access servitude along West boundary, a twenty (20') foot utility servitude, and a ten (10') foot building setback line along Plank Road, all as shown on a plat of survey by Ronald K. Ferris, P.L.S., dated August 2, 1984 and recorded as Original 340, Bundle 9726 of the official records of East Baton Rouge Parish, Louisiana. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)
- ⑪ Parcel 1 is subject to a ten (10') foot building setback line along its southern boundary and along Plank Road, as shown on a plat by Ronald K. Ferris, P.L.S., dated August 2, 1984 and recorded as Original 340, Bundle 9726 of the official records of East Baton Rouge Parish, Louisiana. (AFFECTS SUBJECT PROPERTY, CURRENT SETBACKS SHOWN ON SURVEY)
- ⑫ Parcel 2 is subject to a fifteen (15') foot utility servitude and two ten (10') foot utility servitudes running perpendicular to the western boundary as shown on plat by Ronald K. Ferris, P.L.S., dated August 2, 1984 and recorded as Original 340, Bunde 9726 of the official records of East Baton Rouge Parish, Louisiana. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)
- ⑬ Parcel 3 is subject to a ten (10') foot building setback line along Plank Road as shown on a plat by Ronald K. Ferris, P.L.S., dated August 2, 1984 and recorded as Original 340, Bundle 9726 of the official records of East Baton Rouge Parish, Louisiana. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)
- ⑭ Apparent access servitude across western boundary of Tract Y2. (Affects Parcel 1 only) (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)
- ⑮ Encroachment of parking lot on Parcel 2 across North boundary line as shown on asbuilt survey by Lester A. McIn, Jr., P.L.S., dated September 26, 1985. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

Encroachment Statement

Parking lot and chainlink fence for Parcel 2 encroaches 4.94 feet into Parcel 3.

Title Legal Description

Parcel 1:

A certain lot or parcel of land containing 1.57 acres, more or less, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, being a portion of the Cooney Tract, in Section 38, T-6-S, R-1-E, Greensburg Land District of Louisiana, which is designated as Tract "Y-1-A-3-A" on a "Map Showing Resubdivision of Tracts 'Y-1-A-1' and 'Y-1-A-3' into Tracts 'Y-1-A-1-A' and 'Y-1-A-1-B' and 'Y-1-A-3-A' made by Ferris Associates Engineering, Inc., Consulting Engineers, dated August 2, 1984, a copy of which is on file and of record in the office of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, which is more particularly described according to such map as follows:

Commencing at the point formed by the intersection of the section line common to Sections 38 and 39, T-6-S, R-1-E, and the westerly right of way line of Plank Road (La. 67) proceed North 16°41'00" East along the westerly right of way line of Plank Road (La. 67) a distance of 107.01 feet to the Point of Beginning; thence from the Point of Beginning proceed North 73°19'00" West a distance of 44.55 feet to a point and corner; thence proceed South 88°23'00" West a distance of 138.01 feet to a point and corner; thence proceed South 88°28'22" West a distance of 110.71 feet to a point and corner; thence proceed South 88°28'22" West a distance of 380.31 feet to a point and corner; thence proceed North 13°28'22" East a distance of 137.47 feet to a point and corner; thence proceed North 88°28'22" East a distance of 168.95 feet to a point and corner; thence proceed North 01°31'38" West a distance of 30.00 feet to a point and corner; thence proceed North 16 degrees 41 minutes 00 seconds East along the westerly right-of-way line of Plank Road (La. 67) a distance of 280.19 feet to a point and corner; thence proceed North 01°37'00" East a distance of 102.41 feet to a point and corner; thence proceed North 88°23'00" East a distance of 177.90 feet to a point and corner; thence proceed South 16°14'00" West along the westerly right of way line of Plank Road (La. 67) a distance of 20.00 feet to the Point of Beginning.

Parcel 2:

A certain tract or parcel of land containing 3.71 acres, more or less, being a portion of the Cooney Tract, in Section 38, Township 6 South, Range 1 East, Greensburg Land District, City of Baton Rouge, Parish of East Baton Rouge, Louisiana, being more particularly described as follows:

Commence at the section corner common to Sections 38, 39 and 95, T-6-S, R-1-E; thence proceed North 88 degrees 28 minutes 22 seconds East along the section line common to Sections 38 and 39 a distance of 1140.23 feet to the westerly right-of-way line of Plank Road (La. 67) to a point; thence proceed North 16 degrees 41 minutes 00 seconds East along the westerly right-of-way line of Plank Road (La. 67) a distance of 277.01 feet to the Point of Beginning; thence from the Point of Beginning, proceed South 88 degrees 23 minutes 00 seconds West a distance of 225.00 feet to a point and corner; thence proceed South 1 degree 37 minutes 28 seconds East a distance of 40.00 feet to a point and corner; thence proceed South 88 degrees 28 minutes 22 seconds West a distance of 280.19 feet to a point and corner; thence proceed South 1 degree 31 minutes 38 seconds East a distance of 30.00 feet to a point and corner; thence proceed South 88 degrees 28 minutes 22 seconds West a distance of 168.95 feet to a point and corner; thence proceed South 13 degrees 28 minutes 22 seconds West a distance of 137.47 feet to a point and corner; thence proceed South 88 degrees 28 minutes 22 seconds West a distance of 51.76 feet to a point and corner; thence proceed North 13 degrees 28 minutes 22 seconds East a distance of 62.95 feet to a point and corner; thence proceed North 1 degree 31 minutes 38 seconds West a distance of 331.98 feet to a point and corner; thence proceed North 88 degrees 28 minutes 22 seconds East a distance of 605.00 feet to a point and corner; thence proceed South 1 degree 37 minutes 00 seconds East a distance of 117.70 feet to a point and corner; thence proceed North 88 degrees 23 minutes 00 seconds East a distance of 163.70 feet to the westerly right-of-way line of Plank Road (La. 67) to a point and corner; thence proceed South 16 degrees 41 minutes 00 seconds West along the westerly right-of-way line of Plank Road (La. 67) a distance of 76.01 feet to the Point of Beginning.

The subject property is known and designated as Tract Y-1-A-2 of the Cooney Tract on a resubdivision plat by Ronald K. Ferris, P.L.S., dated August 2, 1984 and recorded as Original 340, Bundle 9726 of the official records of East Baton Rouge Parish, Louisiana.

Parcel 3:

A certain tract or parcel of land, containing 3.59 acres, more or less, being a portion of the Cooney Tract, located in Section 38, T 6 S, R 1 E, Greensburg Land District, City of Baton Rouge, Louisiana, being more particularly described as follows:

Commence at the section corner common to Sections 38, 39 and 98, T6S, R1E; thence North 88°28'22" East along the Section line common to Sections 38 and 39 a distance of 1140.23 feet to the westerly right-of-way line of Plank Road (LA 67) to a point; thence North 16°41'00" East along the westerly right-of-way of Plank Road (LA 67) a distance of 500.48 feet to the Point of Beginning; thence from the Point of Beginning, proceed South 88°23'00" West a distance of 210.00 feet to a point and corner; thence proceed South 88°23'00" East a distance of 22.30 feet to a point and corner; thence proceed South 88°28'22" West a distance of 605.00 feet to a point and corner; thence proceed South 01°31'38" East a distance of 224.06 feet to a point and corner; thence proceed North 88°19'56" East a distance of 393.04 feet to a point and corner; thence proceed North 88°26'15" East a distance of 263.61 feet to a point and corner; thence proceed South 01°37'00" East a distance of 142.63 feet to a point and corner; thence proceed North 88°23'00" a distance of 177.90 feet to the westerly right-of-way line of Plank Road (LA 67) to a point and corner; thence proceed South 16°41'00" West along the right-of-way line of Plank Road (LA 67) a distance of 63.38 feet to the Point of Beginning.

The subject property is known and designated as Tract Y-1-A-1-B of the Cooney Tract on a resubdivision plat by Ronald K. Ferris, P.L.S., dated August 2, 1984 and recorded as Original 340, Bundle 9726 of the official records of East Baton Rouge Parish, Louisiana.

Surveyed Legal Description

Parcel 1:

A certain lot or parcel of land containing 1.57 acres, more or less, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, being a portion of the Cooney Tract, in Section 38, T-6-S, R-1-E, Greensburg Land District of Louisiana, which is designated as Tract "Y-1-A-3-A" on a "Map Showing Resubdivision of Tracts 'Y-1-A-1' and 'Y-1-A-3' into Tracts 'Y-1-A-1-A' and 'Y-1-A-1-B' and 'Y-1-A-3-A' made by Ferris Associates Engineering, Inc., Consulting Engineers, dated August 2, 1984, a copy of which is on file and of record in the office of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, which is more particularly described according to such map as follows:

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Parcel 2:

A certain tract or parcel of land containing 3.71 acres, more or less, being a portion of the Cooney Tract, in Section 38, Township 6 South, Range 1 East, Greensburg Land District, City of Baton Rouge, Parish of East Baton Rouge, Louisiana, being more particularly described as follows:

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The subject property is known and designated as Tract Y-1-A-2 of the Cooney Tract on a resubdivision plat by Ronald K. Ferris, P.L.S., dated August 2, 1984 and recorded as Original 340, Bundle 9726 of the official records of East Baton Rouge Parish, Louisiana.

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Commence at the section corner common to Sections 38, 39 and 98, T6S, R1E; thence North 88°28'22" East along the Section line common to Sections 38 and 39 a distance of 1140.23 feet to the westerly right-of-way line of Plank Road (LA 67) to a point; thence North 16°41'00" East along the westerly right-of-way of Plank Road (LA 67) a distance of 500.31 feet to the Point of Beginning; thence from the Point of Beginning, proceed South 88°20'16" West a distance of 211.16 feet to a point and corner; thence proceed South 01°51'02" East a distance of 22.30 feet to a point and corner; thence proceed South 88°29'02" West a distance of 603.23 feet to a point and corner; thence proceed North 01°23'59" West a distance of 224.06 feet to a point and corner; thence proceed North 88°19'36" East a distance of 392.31 feet to a point and corner; thence proceed North 88°27'20" East a distance of 263.61 feet to a point and corner; thence proceed South 01°36'19" East a distance of 142.63 feet to a point and corner; thence proceed North 88°24'19" a distance of 177.80 feet to the westerly right-of-way line of Plank Road (LA 67) to a point and corner; thence proceed South 16°41'00" West along the right-of-way line of Plank Road (LA 67) a distance of 63.21 feet to the Point of Beginning.

The subject property is known and designated as Tract Y-1-A-1-B of the Cooney Tract on a resubdivision plat by Ronald K. Ferris, P.L.S., dated August 2, 1984 and recorded as Original 340, Bundle 9726 of the official records of East Baton Rouge Parish, Louisiana.

Zoning Information

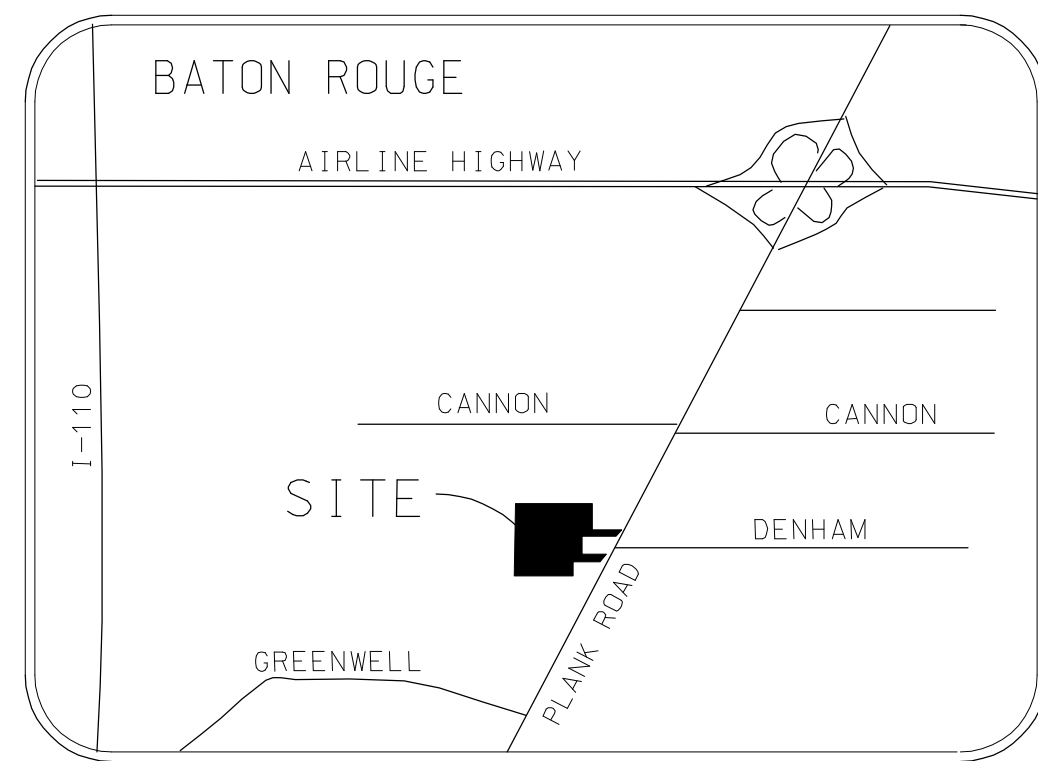
STATUS	ZONED: C2 - Heavy Commercial				STATUS
	REQUIRED	OBSERVED			
ITEM		PARCEL 1	PARCEL 2	PARCEL 3	Information per Draco zoning report dated April 13, 2015
PERMITTED USE	SHOPPING CENTER	SHOPPING CENTER	SHOPPING CENTER	VACANT	
MIN. LOT AREA	7,500 S.F.	68,544 S.F.	161,317 S.F.	156,313 S.F.	
MIN. FRONTAGE	60'	673'	75'	63'	
MAX. BLDG COVERAGE	NONE SPECIFIED	27% LOT COVERAGE	28% LOT COVERAGE	NONE	
MIN. SETBACKS FRONT	10'	450'	515'	NONE	
MIN. SETBACKS SIDE	7.5' ALONG STREET+ OTHERWISE NONE	0 & 8.6'	0 & 1.2'	NONE	
MIN. SETBACKS REAR	NONE	16.2'	48.76'	NONE	
MAX BUILDING HEIGHT	250'	18.5'	21'	NONE	

PARKING

	REQUIRED		OBSERVED		TOTAL
	REGULAR	HANDICAP	REGULAR	HANDICAP	
PARCEL 1	62	2	64	97	6
PARCEL 2	150	6	156	213	2
PARCEL 3	NONE	NONE	NONE	NONE	NONE
	212	8	220	310	8



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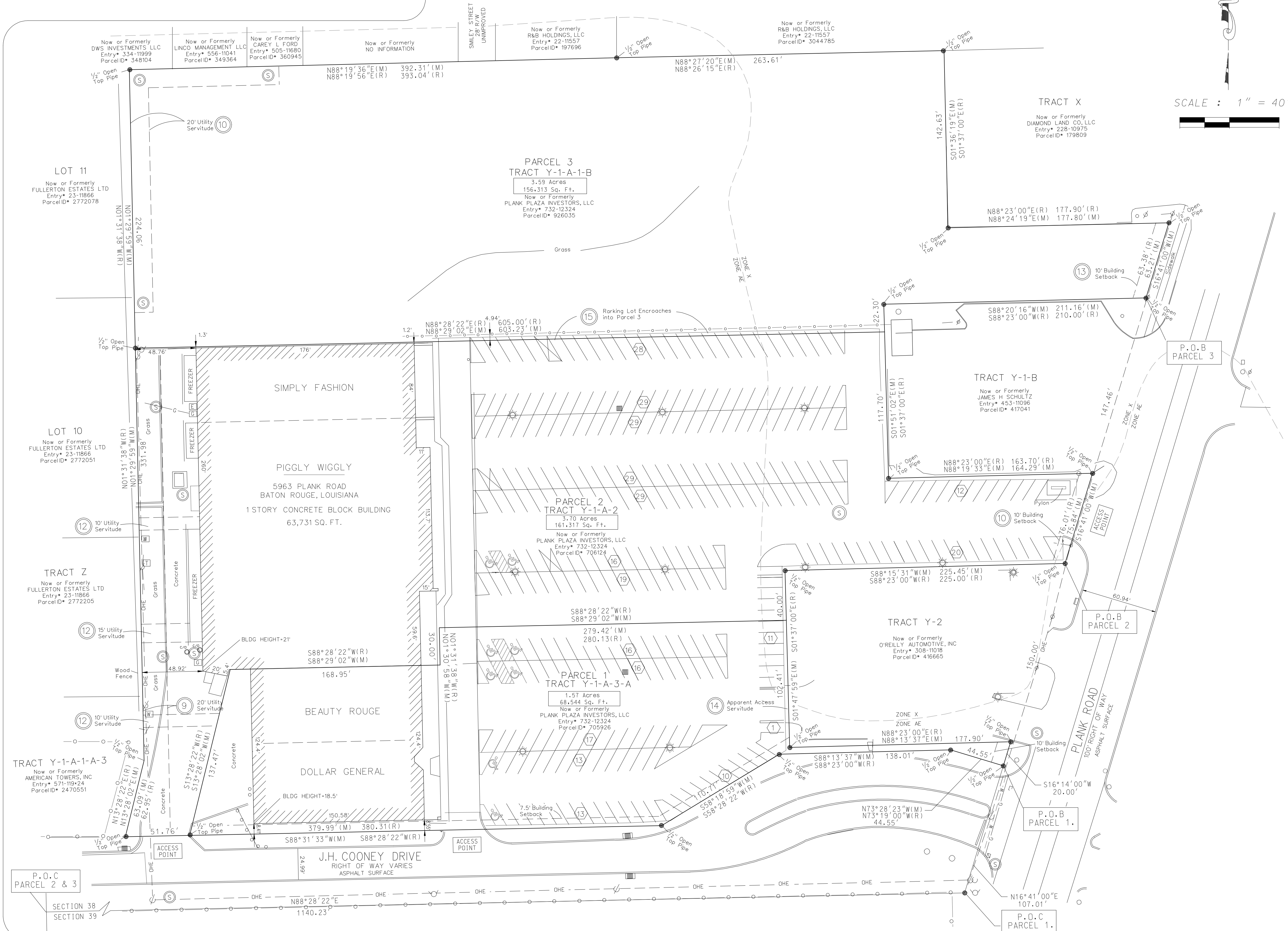


Vicinity Map
Not to Scale

Legend of Symbols & Abbreviations

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- ⊗ X MARK FOUND
- (R) RECORD DATA
- (M) MEASURED DATA
- R/W RIGHT OF WAY
- ⊗ GAS VALVE
- ⊗ GAS METER
- ⊗ TELEPHONE BOX
- ⊗ TELEPHONE POLE
- ⊗ STOP SIGN
- ⊗ SIGN
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ⊗ BOLLARD
- ⊗ POWER POLE
- ⊗ LIGHT POLE
- ⊗ STREET LIGHT POLE
- ⊗ ELEC. TRANSFORMER
- ⊗ AIR CONDITIONER
- O/H E OVERHEAD ELECTRIC
- ⊗ ELECTRIC METER
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ FIRE HYDRANT
- ⊗ BACK FLOW PREVENTOR
- SS SAN. SEWER LINE
- ⊗ SEWER MANHOLE
- ⊗ CLEAN OUT
- ⊗ STORM MANHOLE
- ⊗ STORM INLET
- ⊗ CURB INLET
- ⊗ DROP INLET

SCALE : 1" = 40'



FLOOD NOTE:
By graphic plotting only, this property is in Zones "AE" and "X" of the Flood Insurance Rate Map, Community Panel No. 22033 C 0170 E which bears an effective date of 05-02-2008 and partially lies in a Special Flood Hazard Area.
The referenced map is the current map for the community in which the property is located.